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**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA**

In re James Terrel Braxton,

Debtor.

) Case No.: BK-S-13-15810-BTB  
) Chapter 7  
)

) **NOTICE OF HEARING ON MOTION TO**  
) **ENFORCE ORDER SELLING PROPERTY**  
) **FREE AND CLEAR OF ALL LIENS**  
) **AGAINST NATIONSTAR MORTGAGE and**  
) **to SET HEARING TO SHOW CAUSE**  
) **FOR FAILURE TO COMPLY WITH**  
) **COURT ORDER**

Hearing date: November 25, 2014  
Hearing time: 1:30 p.m.

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**NOTICE IS HEREBY GIVEN** that a Motion to Enforce Order  
Selling Property Free and Clear of All Liens Against Nationstar  
Mortgage and to Set Hearing to Show Cause for Failure to Comply  
with Court Order was filed on October 20, 2014, by counsel for  
Interested Party Phoenix Las Vegas Realty Partners, No. 2, LLP.  
The Motion seeks an Order of this Court for Nationstar Mortgage,  
through its trustee Clear Recon Corp., to show cause as to why  
its recordings on title of estate property sold free and clear

1 of liens have not been removed pursuant to a demand for the  
2 same. Any opposition must be filed pursuant to Local Rule  
3 9014(d)(1).  
4

5 **NOTICE IS FURTHER GIVEN** that if you do not want the Court  
6 to grant the relief sought in the Motion, or if you want the  
7 Court to consider your views on the Motion, then you must file  
8 an opposition with the Court, and serve a copy on the person  
9 making the Motion, unless an exception applies (see Local Rule  
10 9014(d)(3)). The opposition must state your position, set forth  
11 all relevant facts and legal authority, and be supported by  
12 affidavits or declarations that conform to Local Rule 9014(c).  
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14 **IF YOU OBJECT** to the relief requested, you *must* file a  
15 **WRITTEN** response to this pleading with the Court. You *must* also  
16 serve your written response on the person who sent you this  
17 notice.  
18

19 **IF YOU DO NOT** file a written response to the Court, or if  
20 you do not serve your written response on the person who sent  
21 you this notice, then:  
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- 23 • The Court may refuse to allow you to speak at the  
24 scheduled hearing; and
- 25 • The Court may rule against you without formally  
26 calling the matter at hearing.  
27

1        **NOTICE IS FURTHER GIVEN** that the hearing on said Motion  
2 will be held before a United States Bankruptcy Court Judge, in  
3 the Foley Federal Building, 300 S. Las Vegas Boulevard South,  
4 Third Floor, Bankruptcy Courtroom No. 4, Las Vegas, Nevada  
5 89101, on November 25, 2014 at 1:30 p.m.  
6

7                               Submitted this 21<sup>st</sup> day of  
8                               October, 2014.

9                               /s/ Valerie Del Grosso, Esq.  
10                              Valerie Del Grosso, Esq.  
11                              Del Grosso Law, Ltd.  
12                              Attorney for Phoenix Las  
13                              Vegas Realty Partners, No. 2,  
14                              LLP  
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